



PROJECT SITE INFORMATION:

STREET ADDRESS:

ASSESSORS PARCEL NUMBER:

EXISTING ZONING:

EXISTING GENERAL PLAN:

PROPOSED DENSITY:

TOTAL PROJECT SITE AREA:

OPEN SPACE DEDICATION:

DEVELOPMENT ENVELOPE AREA:

ROADWAY AND CUL-DE-SAC AREA:

561 WEST MOUNTAIN DRIVE

021-110-018

A-1 / ONE-FAMILY RESIDENCE ZONE

RESIDENTIAL / 1 UNIT PER ACRE

THREE (3) SINGLE FAMILY RESIDENTIAL LOTS

8.81 ACRES - 383,543 SQ. FT. (100%)

4.83 ACRES - 210,377 SQ. FT. (55%)

3.55 ACRES - 154,400 SQ. FT. (40%)

0.43 ACRES - 18,766 SQ. FT. (5%)

PROPOSED LOT INFORMATION:

LOT NO.	LOT AREA (GROSS SF)	LOT AREA (ACRES)	% SLOPE (NET LOT)	DEVELOPMENT ENVELOPE AREA (SF)	DEVELOPMENT ENV. % SLOPE
1	96,410	2.21	17.99%	33,800	11.21%
2	94,239	2.16	18.43%	44,500	14.82%
3	Gross 192,894 Road 18,766 Net 174,128	4.43 0.43 4.00	19.42%	42,800	16.65%
Assessory Use Development Envelope				23,500	13.86%

APPLICATION REQUEST:

1. TENTATIVE MAP TO SUBDIVIDE 8.81 ACRES INTO THREE (3) RESIDENTIAL LOTS PER SBMC 27.07.01 - 110;

2. WAIVER OF PUBLIC STREET FRONTAGE FOR A PRIVATE DRIVEWAY SERVING MORE THAN TWO LOTS (SBMC 22.60.300); AND

3. THREE (3) MODIFICATIONS TO ALLOW THREE (3) NEWLY CREATED LOTS TO HAVE LESS THAN THE REQUIRED 100 FEET OF FRONTAGE ON A PUBLIC STREET (SBMC 28.15.080).

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO ADOLPH BAGNATORI, ET UX., RECORDED OCTOBER 24, 1949, IN BOOK 880, PAGE 414 OF OFFICIAL RECORDS; THENCE 1ST, ALONG A PROLONGATION NORTHERLY OF THE WESTERLY LINE OF SAID BAGNATORI TRACT, AND ALONG THE EASTERLY LINE OF THE TRACT OF LAND AS SHOWN ON THE MAP BY F.F. FLOURNOY, FILED IN BOOK 26, PAGE 13 OF RECORD OF SURVEYS, NORTH 10 15' EAST 187.62 FEET; THENCE 2ND, NORTH 25 13' 30" EAST 165.08 FEET; THENCE 3RD, NORTH 14 15' EAST 167.33 FEET TO THE SOUTH-WESTERLY CORNER OF THE TRACT OF LAND AS SHOWN ON THE MAP OF A PORTION OF THE HAWLEY TRACT, RECORDED IN BOOK 27 AT PAGE 33 OF RECORD OF SURVEYS; THENCE 4TH, ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED TRACT, SOUTH 69 02' 30" EAST 799.43 FEET TO THE WESTERLY LINE OF LOT 4 OF THE SURVEY OF A PORTION OF THE W.J. SUMMERBELL PROPERTY, FILED IN BOOK 29 AT PAGE 190 OF RECORD OF SURVEYS; THENCE 5TH, SOUTH 12 06' 20" WEST 427.77 FEET TO A POINT ON THE EASTERLY LINE OF A 50 FOOT PRIVATE ROADWAY AT THE NORTHERLY AND THEREOF; THENCE 6TH, NORTH 75 28' WEST (AT 25.08 FEET THE NORTHEASTERLY CORNER OF SAID BAGNATORI TRACT AND THE CENTERLINE OF SAID 50 FOOT PRIVATE ROADWAY) 826.58 FEET ALONG THE NORTHERLY LINE OF SAID BAGNATORI TRACT TO THE POINT OF BEGINNING, IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.

EASEMENTS (EXISTING AND PROPOSED):

A

AN EASEMENT FOR UTILITIES, ROAD AND INCIDENTAL PURPOSES, RECORDED OCTOBER 24, 1949 AS INSTRUMENT NO. 13149 IN BOOK 880, PAGE 414 OF OFFICIAL RECORDS (ACCESS: PTR #6)

B

AN EASEMENT FOR SHEFFIELD TUNNEL FOR WATER PASSAGE AND WATER CONDUITS AND INCIDENTAL PURPOSES, RECORDED MAY 16, 1951 AS INSTRUMENT NO. 17557 IN BOOK 1030, PAGE 57 OF OFFICIAL RECORDS (SHEFFIELD TUNNEL, PTR #7)

C

AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JULY 19, 1955 AS INSTRUMENT NO. 12960 IN BOOK 1326, PAGE 2 OF OFFICIAL RECORDS (ELECTRIC SERVICE; PTR #9)

D

AN EASEMENT FOR ABOVE GROUND AND UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED JULY 19, 1956 AS INSTRUMENT NO. 14012 IN BOOK 1390, PAGE 512 OF OFFICIAL RECORDS (PHONE SERVICE; PTR #10)

E

AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, RECORDED MARCH 24, 1959 AS INSTRUMENT NO. 9139 IN BOOK 1608, PAGE 420 OF OFFICIAL RECORDS. (SEWER SERVICE; PTR #11)

F

AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF A WATER PIPE LINE, RECORDED MAY 26, 1950, IN BOOK 919 AT PAGE 347 OF OFFICIAL RECORDS AS FILE NO. 7329. (WATER SERVICE; PTR LEGAL DESCRIPTION)

G

A PROPOSED VARIABLE WIDTH RIGHT-OF-WAY AND CUL-DE-SAC EASEMENT TO THE CITY OF SANTA BARBARA FOR PUBLIC STREET PURPOSES INCLUDING INGRESS AND EGRESS, PUBLIC AND PRIVATE UTILITIES, PUBLIC AND PRIVATE DRAINAGE, AND EMERGENCY ACCESS PURPOSES. (TO BE KNOWN AS JORGENSEN LANE).

A PROPOSED OFFER OF AN EASEMENT IN GROSS TO THE CITY OF SANTA BARBARA FOR THE PURPOSE OF INGRESS, EGRESS, WATER METER READING AND MAINTENANCE.

BASIS OF BEARINGS AND ELEVATIONS

THE BEARINGS AND ELEVATIONS AS SHOWN HEREON ARE BASED ON THE SANTA BARBARA CONTROL NETWORK AS DOCUMENTS BY RECORD OF SURVEY RECORDED IN BOOK 147, PAGES 70-74 OF RECORDS OF SURVEY.

COLOR KEY

PROPOSED LOT LINE

PROPOSED LOT 35-FOOT FRONT YARD AND 15-FOOT INTERIOR YARD SETBACKS

PROPOSED DEVELOPMENT ENVELOPES (AREA WITHIN SETBACKS FOR ACCESS AND LANDSCAPE PURPOSES ONLY)

PROPOSED SITE WALLS (SEE LANDSCAPE PLANS FOR DETAILS)

PROPOSED HOMES (SEE ARCHITECTURAL PLANS FOR DETAILS)

EXISTING SEASONAL DRAINAGE COURSES (INCLUSIVE OF 25-YEAR FLOW LEVEL)

PROPOSED PRIVATE STREET, CUL-DE-SAC AND DRIVEWAYS

DEVELOPMENT ENVELOPE USES:

THE AREA DESIGNATED AS "DEVELOPMENT ENVELOPE" WITHIN EACH PARCEL HEREON IS HEREBY DEFINED TO INCLUDE THE FUTURE RESIDENTIAL BUILDINGS, TOGETHER WITH THE STRUCTURES PERMITTED THEREIN, AND ALL OTHER AREAS SUBJECT TO GROUND DISTURBANCE AND GRADING. NO GRADING OR GROUND DISTURBANCE IS ALLOWED TO OCCUR OUTSIDE THE DEVELOPMENT ENVELOPE, WITH THE EXCEPTION OF UTILITY AND ACCESS CORRIDORS NECESSARY TO SERVE EACH PARCEL. THE DEVELOPMENT ENVELOPE MAY INCLUDE IMPROVEMENTS SUCH AS WALKWAYS, DECKS, PATIOS, ARBORS, CARPORTS, FENCES, WALLS, CORRALS, GAZEBOES, SPAS, POOLS, UTILITIES AND APPURTENANT YARD IMPROVEMENTS AND OTHER USES CONSISTANT WITH THE SANTA BARBARA MUNICIPAL CODE.

ALL AREAS OF THE PROJECT SITE NOT DESIGNATED AS "DEVELOPMENT ENVELOPE" OR SHOWN HEREON AS AN ACCESS OR UTILITY SERVICE CORRIDOR, ARE TO BE SUBJECT OF A DEDICATION OF DEVELOPMENT RIGHTS THEREON TO THE CITY OF SANTA BARBARA. SAID AREAS ARE TO REMAIN IN AN UNDEVELOPED CONDITION SUBJECT TO THE PASSIVE USE BY THE PROPERTY OWNER. THE DEDICATION OF DEVELOPMENT RIGHTS SHALL NOT PREVENT PARCEL OWNERS FROM UNDERTAKING CLEARANCE OF FLAMMABLE VEGETATION ADJACENT TO STRUCTURES AND IMPROVEMENTS FOR FIRE PROTECTION PURPOSES.

UTILITIES

WATER - CITY OF SANTA BARBARA

SEWER - CITY OF SANTA BARBARA

CATV - COX CABLE

ELECTRIC - EDISON COMPANY

TELEPHONE - GENERAL TELEPHONE

GAS - GAS COMPANY

OWNER'S CERTIFICATE:

WE HEREBY APPLY FOR APPROVAL OF THE SUBDIVISION OF REAL PROPERTY SHOWN ON THIS PLAT AND CERTIFY THAT WE ARE THE LEGAL OWNERS OR AUTHORIZED AGENTS OF THE LEGAL OWNERS OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

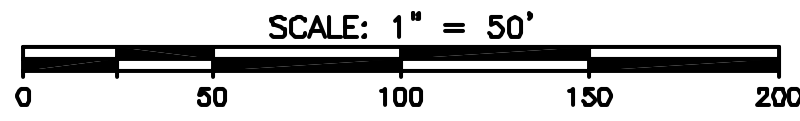
OWNER: JORGENSEN RANCH, LLC

PREPARED BY:

200 E. CARRILLO STREET, STE. 200
SANTA BARBARA, CA 93101
(805) 962-8989

L & P CONSULTANTS
3 W. CARRILLO STREET, STE. 205
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VICINITY MAP: (NTS)



PREPARED UNDER THE DIRECTION OF
MARK LLOYD P.L.S. 5470



TENTATIVE MAP

FOR SUBDIVISION PURPOSES TO A 3-LOT SUBDIVISION
BEING A SUBDIVISION OF ASSESSOR PARCEL NUMBER 021-110-018
IN THE CITY OF SANTA BARBARA

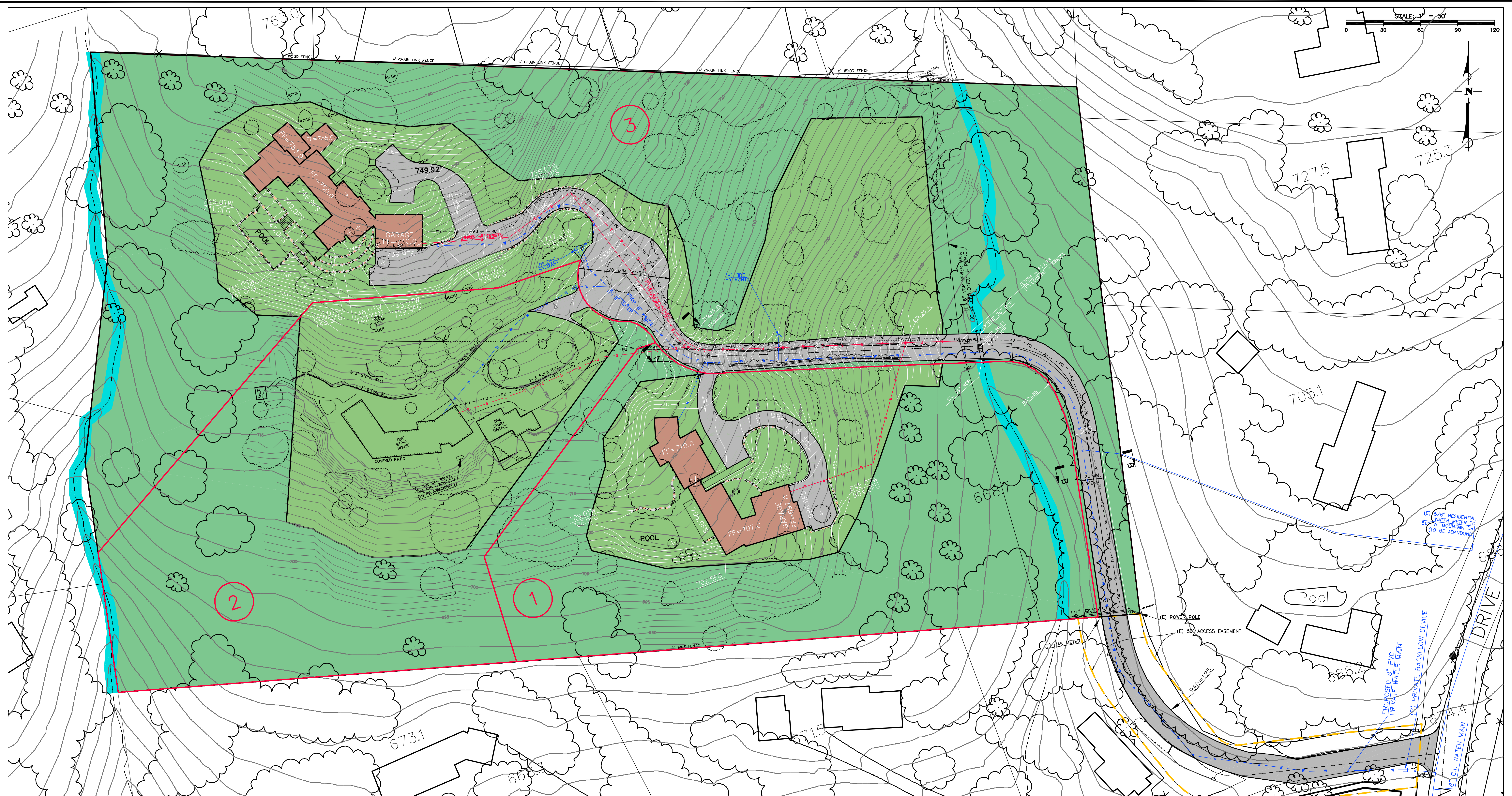
COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA

SCALE: 1" = 50'

OCTOBER 2007



3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
(805) 962-4611
05-07 04-9170M 3-107/2911
SHEET 1 OF 3



GEOTECHNICAL & SOILS REPORT:
SOILS ENGINEERING REPORT, INVESTEC RESIDENTIAL SUBDIVISION, PREPARED BY EARTH SYSTEMS PACIFIC, DATED NOVEMBER 11, 2004, AND JUNE 5, 2005 WERE FILED WITH THE TENTATIVE MAP APPLICATION.

DRAINAGE REPORT:
JORGENSEN RANCH PRELIMINARY DRAINAGE ANALYSIS, PREPARED BY FLOWERS AND ASSOCIATES ENGINEERS, INC., DATED MARCH 8, 2006, WAS FILED WITH THIS TENTATIVE MAP APPLICATION.

ESTIMATED EARTHWORK QUANTITIES:

LOT # (ADDRESS)	RESIDENCE (C.Y.) CUT/FILL	DRIVE/YARD (C.Y.) CUT/FILL	THE ADJACENT QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE ELEVATION IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED BENEATH PAVEMENTS.
1 (101 JORGENSEN LANE)	200/350	150/150	
2 (104 JORGENSEN LANE)	N/A	N/A	
3 (108 JORGENSEN LANE)	250/400	200/250	
PRIVATE ROAD/ CUL-DE-SAC	N/A	200/150	
TOTALS	450/750	550/550	

UTILITIES
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OWNER: JORGENSEN RANCH, LLC

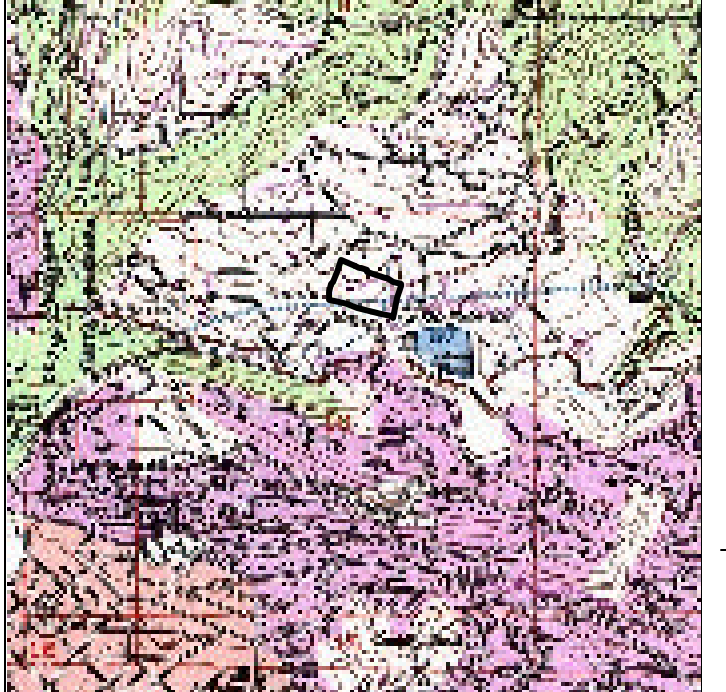
200 E. CARRILLO STREET, STE. 200
SANTA BARBARA, CA 93101
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LEGEND / COLOR KEY:

- W - PROPOSED PRIVATE WATER LINE
- S - PROPOSED PRIVATE SEWER LINE
- PU - PROPOSED UNDERGROUND UTILITIES (GAS, TELEPHONE, ELECTRIC, CABLE TV)
- TW - TOP OF WALL
- FS - FINISHED SURFACE
- FF - FINISHED FLOOR
- WM - PROPOSED WATER METER
- PSM - PROPOSED PRIVATE SEWER MAN HOLE
- FG - FINISHED GRADE
- FF - FINISHED FLOOR
- 430 - PROPOSED CONTOURS AND ELEVATION
- PROPOSED LOT LINE
- PROPOSED DEVELOPMENT ENVELOPES (AREA WITHIN SETBACKS FOR ACCESS AND LANDSCAPE PURPOSES ONLY)
- PROPOSED SITE WALLS (SEE LANDSCAPE PLANS FOR DETAILS)
- PROPOSED HOMES (SEE ARCHITECTURAL PLANS FOR DETAILS)
- EXISTING SEASONAL DRAINAGE COURSES (INCLUSIVE OF 25-YEAR FLOW LEVEL)
- PROPOSED PRIVATE STREET, CUL-DE-SAC AND DRIVEWAYS

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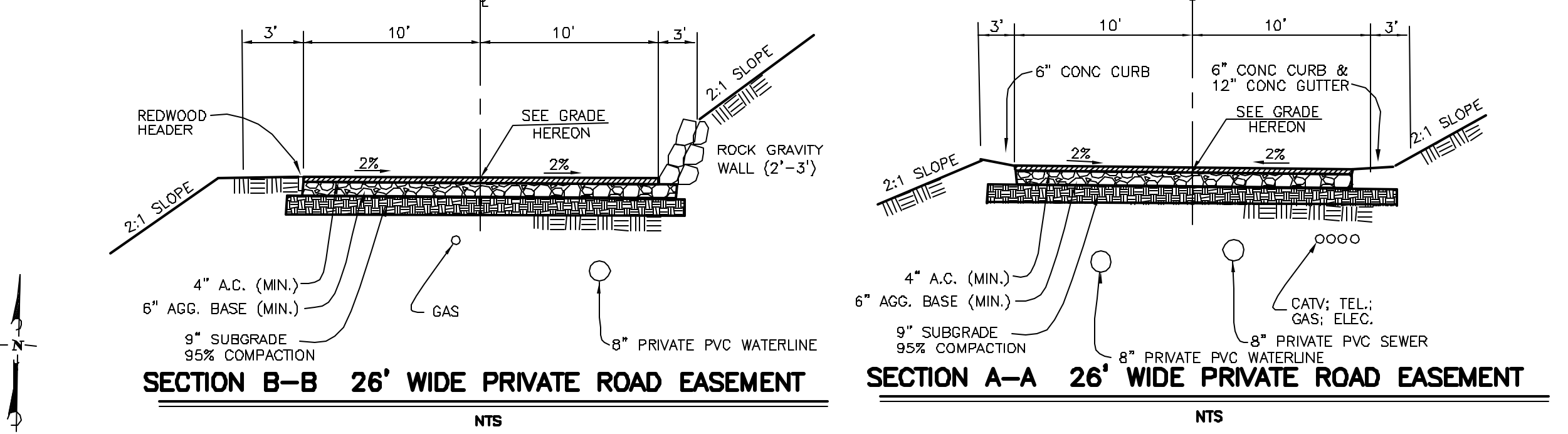


VICINITY MAP: (NTS)

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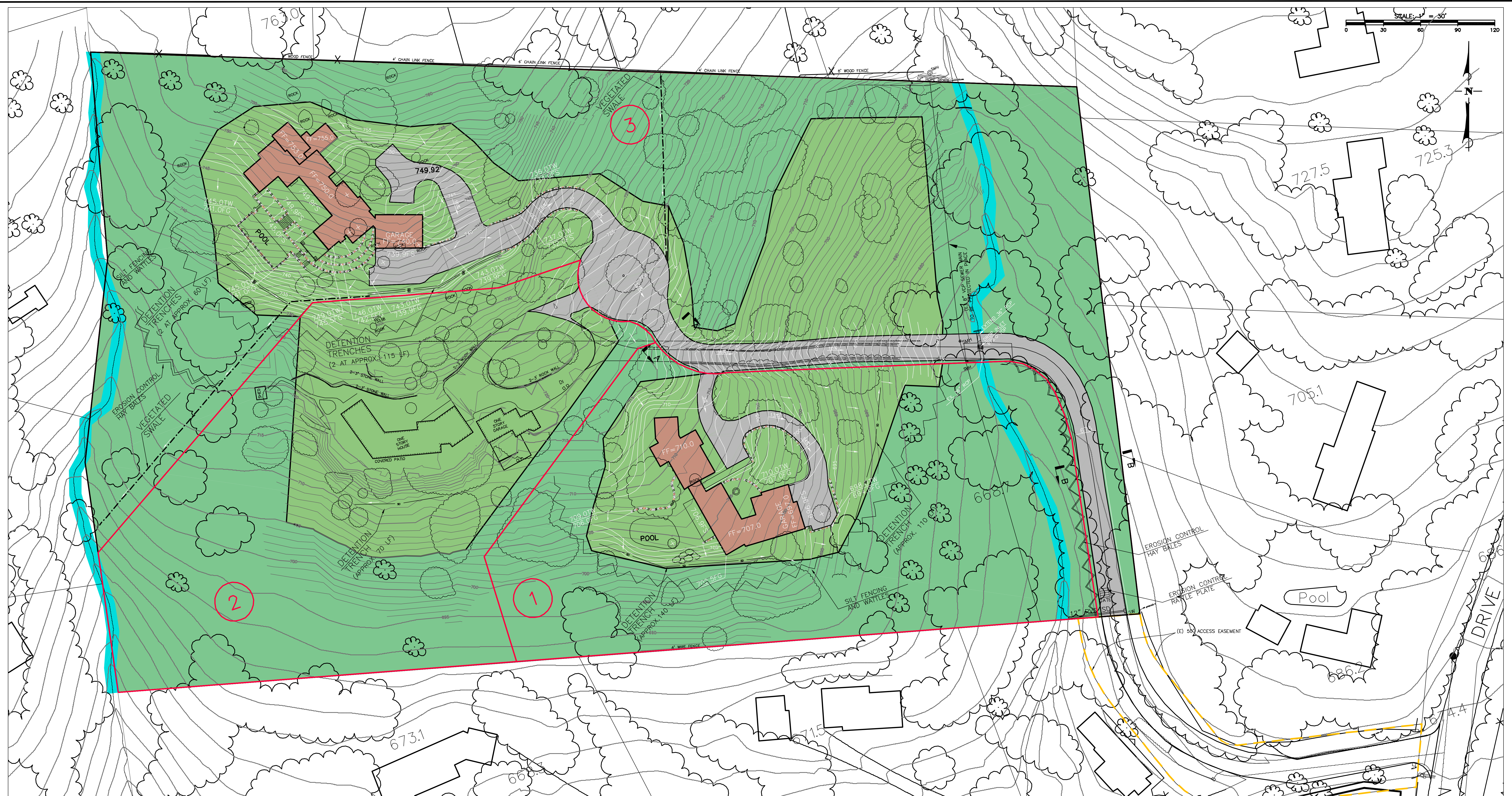


TENTATIVE MAP
PRELIMINARY GRADING AND UTILITY PLAN
FOR SUBDIVISION PURPOSES TO A 3-LOT SUBDIVISION
BEING A SUBDIVISION OF ASSESSOR PARCEL NUMBER 021-110-018
IN THE CITY OF SANTA BARBARA

COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA

SCALE: 1" = 30'
OCTOBER 2007

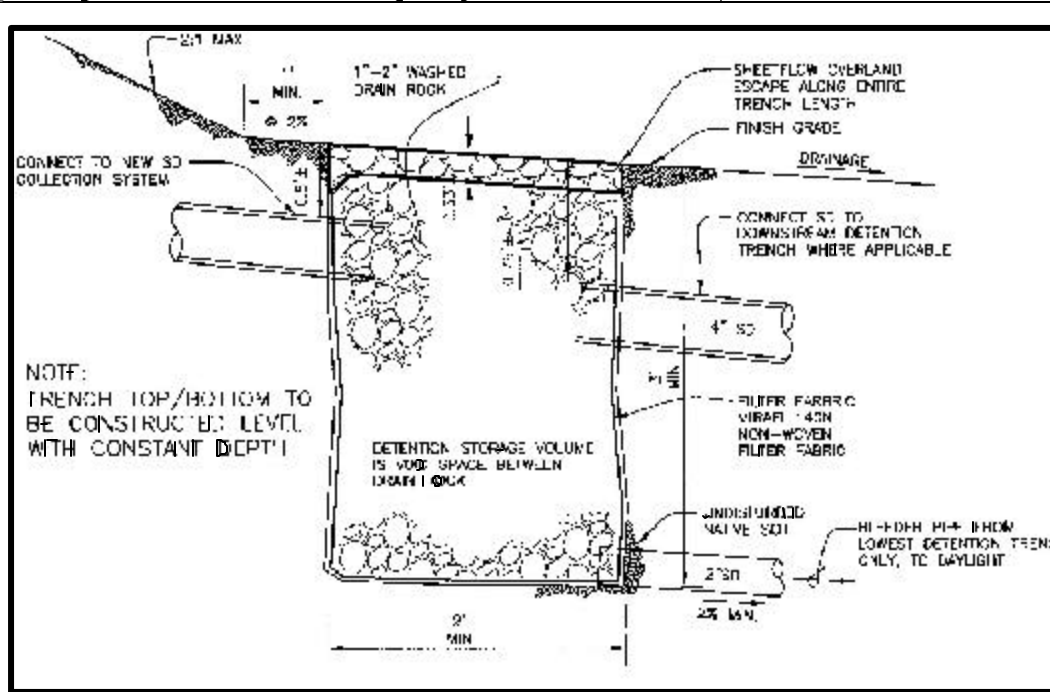
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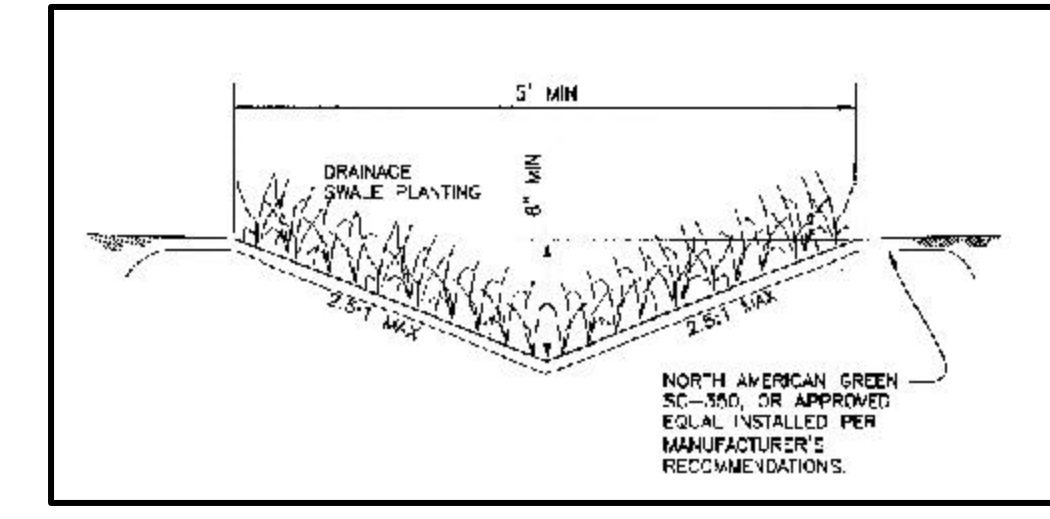
GEOTECHNICAL & SOILS REPORT:
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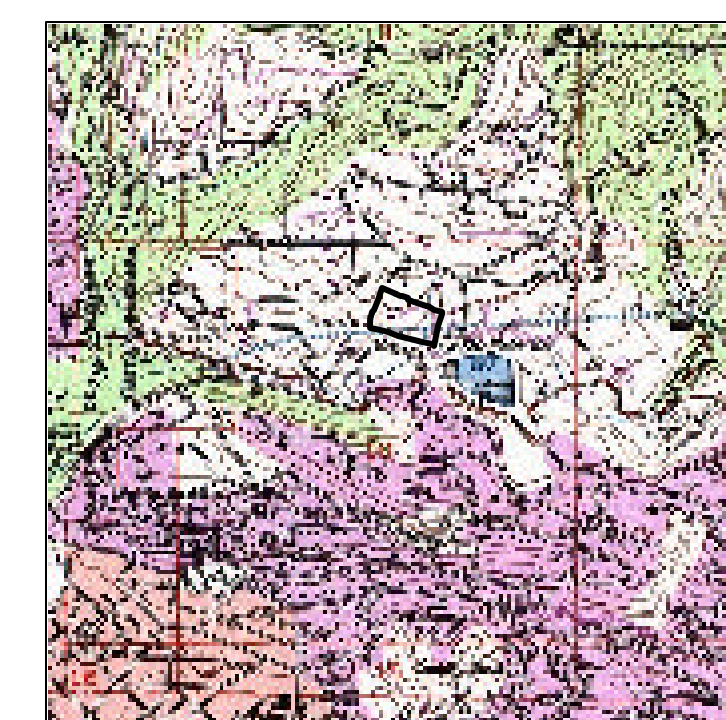
- LEGEND / COLOR KEY:**
- | | | | |
|------|--|-----|--|
| TW | TOP OF WALL | FG | FINISHED GRADE |
| FS | FINISHED SURFACE | FF | FINISHED FLOOR |
| PH | PROPOSED PRIVATE FIRE HYDRANT | | SEDIMENT FILTERS/BARRIERS EROSION CONTROL COMBINATION SILT SCREENING/WATTLES |
| 4-50 | PROPOSED CONTOURS AND ELEVATION | | HAY BALES EROSION CONTROL |
| --- | PROPOSED LOT LINE | | CONSTRUCTION VEHICLE GRAVEL AND RATTLE PLATES |
| --- | PROPOSED DEVELOPMENT ENVELOPES (AREA WITHIN SETBACKS FOR ACCESS AND LANDSCAPE PURPOSES ONLY) | | FLOW DIRECTION |
| --- | PROPOSED SITE WALLS (SEE LANDSCAPE PLANS FOR DETAILS) | SD | PROPOSED DETENTION TRENCHES |
| --- | PROPOSED HOMES (SEE ARCHITECTURAL PLANS FOR DETAILS) | --- | PROPOSED VEGETATED SWALES |
| --- | EXISTING SEASONAL DRAINAGE COURSES (INCLUSIVE OF 25-YEAR FLOW LEVEL) | | |
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SECTION C-C DETENTION TRENCH DETAIL
NTS (NOTE: PLEASE SEE DRAINAGE REPORT FOR SPECIFICS)



SECTION D-D TYPICAL VEGETATED DRAINAGE SWALE
NTS (NOTE: PLEASE SEE DRAINAGE REPORT FOR SPECIFICS)

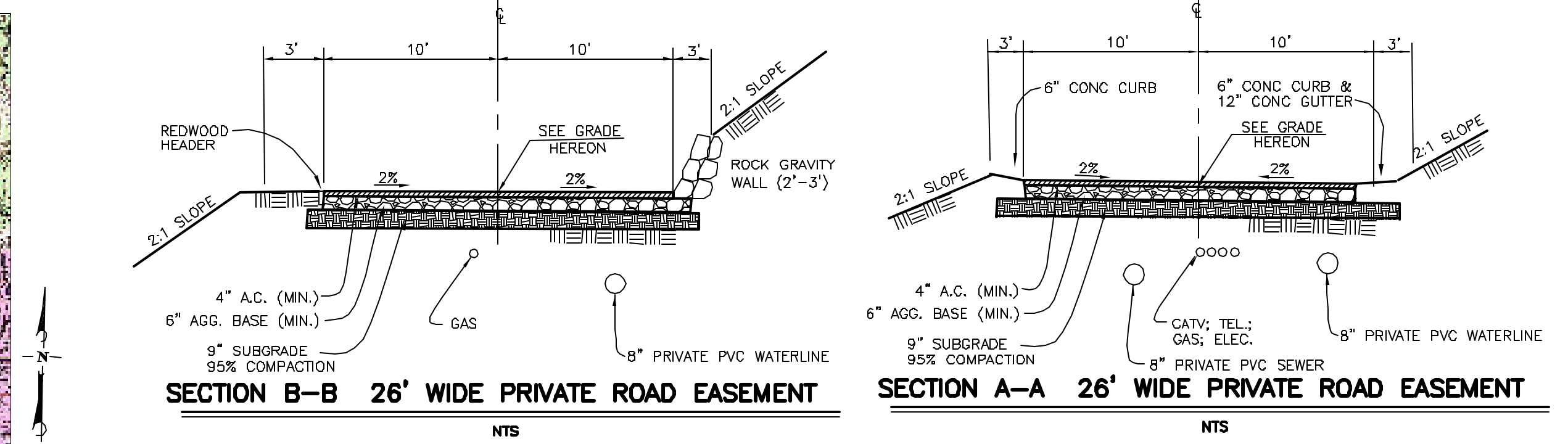


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TENTATIVE MAP
PRELIMINARY DRAINAGE AND EROSION CONTROL PLAN
FOR SUBDIVISION PURPOSES TO A 3-LOT SUBDIVISION
BEING A SUBDIVISION OF ASSESSOR PARCEL NUMBER 021-110-018
IN THE CITY OF SANTA BARBARA

COUNTY OF SANTA BARBARA
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SCALE: 1" = 30'
OCTOBER 2007

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04-01021/08-07 3 LOT DRAINAGE
SHEET 3 OF 3